

CITY OF BEAVERTON

PLANNING COMMISSION

FINAL AGENDA

BEAVERTON CITY HALL
COUNCIL CHAMBERS
4755 SW GRIFFITH DRIVE
BEAVERTON, OR 97005

MAY 21, 2003

7:00 P.M.

CALL TO ORDER

ROLL CALL

VISITORS

STAFF COMMUNICATION

OLD BUSINESS

CONTINUANCES

1. CU2002-0031 ONODY PLANNED UNIT DEVELOPMENT
2. LD2003-0003 ONODY SUBDIVISION
3. TP2003-0003 ONODY TREE PLAN
4. FS2003-0001 ONODY FLEXIBLE SETBACK

(Continued from April 9, 2003)

The applicant proposes a Planned Unit Development (PUD) and Subdivision for 14 single-family residential lots with lot sizes varying from approximately 4,590 square feet to approximately 6,520 square feet. In addition, the applicant proposes a large tract of land intended for the purpose of open space, wetlands preservation and water quality detention. The proposed PUD would allow variation to the site development standards of the R-7 zone found in Section 20.05.50. of the Development Code. In addition, the applicant requests Tree Plan II approval. A portion of the subject site area contains "Community Trees" which, as defined by the Development Code, are healthy trees of at least ten inches in diameter (DBH) located on developed, partially developed or undeveloped land. Community Trees are not those trees identified as significant, historic, street or conditioned trees within a Significant Natural Resource Area. The proposed development plan would remove several Community Trees for site development purposes. The Planning Commission will review the applicant's Tree Plan II together with the overall development plan. The applicant is also requesting Flexible Setback approval to reduce the standard setbacks of the R-7 as described in Section 20.05.50 of the Development Code. The site is generally located north of NW Pioneer Road and west of NW Meadow Drive. The site can be specifically identified as Tax Lot 500 on Washington County Tax Assessor's Map 1N1-33CC. The subject property is zoned R-7 Urban Standard Density is approximately 2.66 acres in size. Within the R-7 zone, single-family detached dwellings are permitted outright and a request for Planned Unit Development is subject to Conditional Use Permit (CU) approval.

5. CU2003-0002 - CENTER STREET RESIDENTIAL PUD
6. LD2003-0002 - CENTER STREET RESIDENTIAL PUD SUBDIVISION
7. TP2003-0005 - CENTER STREET RESIDENTIAL PUD TREE PLAN
8. SDM2003-0001 - CENTER STREET PUD STREET DESIGN MODIFICATION

(Continued from April 23, 2003)

The applicant requests approval of a 46-unit single-family residential subdivision. The request includes four separate applications: a Final Planned Unit Development application, a Preliminary Subdivision application, a Tree Plan Two application, and a Street Design Modification application. The Final Planned Unit Development is a Type 3 procedure, which proposes 46 lots, common open space, and improvements to the existing Center Street Park pathway from SW Center Street to the park. The

Preliminary Subdivision is a Type 2 application and is proposed as the project creates more than four fee ownership lots. The Tree Plan Two is a Type 2 application and is proposed as the development proposes to remove five or more Community Trees. The Street Design Modification application is required as the applicant proposes to modify the development's internal street designs beyond the street design standards of Development Code 60.55.30. Vehicular access to the development is proposed from extensions of SW Denfield Street and SW 116th Avenue east of the subject site.

NEW BUSINESS

APPROVAL OF MINUTES FOR MAY 7, 2003

APPROVAL OF ORDERS

MISCELLANEOUS BUSINESS

DIRECTOR'S REPORT

PUBLIC HEARING FORMAT

Chairperson Opens Hearing

City Staff Presents Staff Report

Applicant Identifies & Explains their Request

Public Testimony For or Against

Rebuttal Testimony

Applicant

Staff Comments

City Attorney's Comments

Chairperson Closes Hearing

Deliberation & Action

Agenda items will not necessarily be heard in the order presented above.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITHIN 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2348 OR 526-2222/VOICE/TDD.